



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Second EOT

Project Address (Location) 1317 to 1319 South Main Street, Las Vegas, Nevada 89101

Project Name EOT for SUP-76230 - Direct to CC **Proposed Use** Cannabis Dispensary

Assessor's Parcel #(s) 162-03-110-131 **Ward #** 3 - DIAZ

General Plan: Existing General Retail Proposed Retail **Zoning:** Existing C-M Proposed C-M

Additional Information Requesting for a second Extension of Time of a previously approved Special Use Permit (SUP-76230) for a proposed 3,720 sq. ft. Cannabis Dispensary use at 1317 to 1319 South Main Street

Property Owner ALPINE BUILDING LLC **Contact** _____

Address 1000 North Green Valley Parkway, Suite 440-350 **City** Henderson **State** NV **Zip** 89074

E-mail MainStreeCRE@gmail.com **Phone** (702) 450 - 2343

Applicant ALPINE BUILDING LLC **Contact** _____

Address 1000 North Green Valley Parkway, Suite 440-350 **City** Henderson **State** NV **Zip** 89074

E-mail MainStreeCRE@gmail.com **Phone** (702) 450 - 2343

Representative ALPINE BUILDING LLC **Contact** Theresa Abuan

Address 1000 North Green Valley Parkway, Suite 440-350 **City** Henderson **State** NV **Zip** 89074

E-mail admin@metroplexgroup.com **Phone** (918) 714 - 4777

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official _____ **Partner(s)** _____

Partner(s) _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature [Signature]

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name _____

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State

23-0518
10/06/2023

See Attached
Document

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

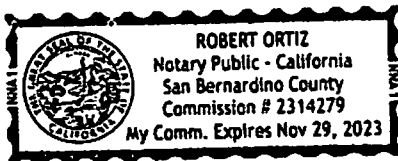
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Bernardino)
On 10-6-23 before me, Robert Ortiz Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Theresa Abuan
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

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A.P.N.: 162-03-110-131

R.P.T.T.: \$0.00 #01

**WHEN RECORDED MAIL TO and
MAIL TAX STATEMENTS TO:**

Alpine Building LLC
1000 North Green Valley Parkway, Suite 440-350
Henderson, Nevada 89074

Inst #: 20221201-0002142
Fees: \$42.00
RPTT: \$0.00 Ex #: 001
12/01/2022 05:20:23 PM
Receipt #: 5170277
Requestor:
ALPINE BUILDING LLC
Recorded By: KVHO Pgs: 4
Debbie Conway
CLARK COUNTY RECORDER
Src: FRONT COUNTER
Ofc: MAIN OFFICE

GRANT, BARGAIN, SALE DEED

THE INDENTURE WITNESSETH: That **Main Street Investments III, LLC a Nevada limited liability company**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to **Alpine Building LLC, a Nevada limited liability company** all that real property situated in Clark County, State of Nevada, bounded and described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS
EXHIBIT "A"**

COMMONLY KNOWN ADDRESS:

1311-1319 S. Main Street Las Vegas, NV 89104

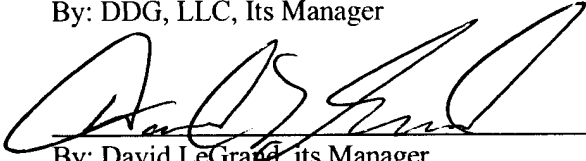
SUBJECT TO: 1. Taxes for the current fiscal year, not delinquent, including personal property taxes of any former owner, if any:
2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

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Main Street Investments III, LLC, a Nevada limited liability company

By: DDG, LLC, Its Manager



By: David LeGrand, its Manager

STATE OF NEVADA
COUNTY OF CLARK

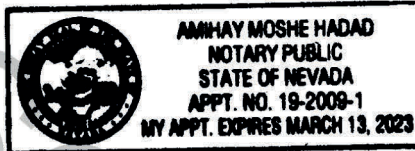
Signed and sworn (or affirmed) before me on this 1 day of December, 2022, by
David G. LeGrand.



Signature of notarial officer

My Commission Expires:

3/13/23



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10/06/2023

EXHIBIT "A"
LEGAL DESCRIPTION

BEING LOTS FOUR (4) AND FIVE (5) OF BLOCK NINE (9) OF BOULDER ADDITION TO THE CITY OF LAS VEGAS AS SHOWN IN BOOK 1 OF PLATS, PAGE 52 AND SINCE REVERTED BY REVERSIONARY MAP RECORDED MARCH 6, 2002 IN BOOK 103 OF PLATS, PAGE 83 IN BOOK 20020306 AS DOCUMENT NO. 01039 OF OFFICIAL RECORDS, LYING IN THE NORTHWEST QUARTER (NW¼) OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF COLORADO STREET AND MAIN STREET; THENCE SOUTH 03°19'00" WEST, A DISTANCE OF 190.03 FEET ALONG THE CENTERLINE OF SAID MAIN STREET; THENCE SOUTH 86°41'00" EAST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF SAID MAIN STREET; THENCE CONTINUING EASTERLY ALONG SAID LINE, A DISTANCE OF 140.00 FEET; THENCE SOUTH 03°19'00" WEST A DISTANCE OF 100.02 FEET; THENCE NORTH 86°41'00" WEST, A DISTANCE OF 140.00 FEET; THENCE NORTH 03°19'00" EAST, A DISTANCE OF 100.02 FEET TO THE POINT OF BEGINNING.

BEING FURTHER DESCRIBED AS LYING ALL OF LOT FOUR (4) AND FIVE (5) IN BLOCK NINE (9) OF BOULDER ADDITION TO THE CITY OF LAS VEGAS, AS SHOWN IN BOOK 1 OF PLATS, PAGE 52 IN THE COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA. EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO THE CITY OF LAS VEGAS BY DEED RECORDED FEBRUARY 25, 2002 IN BOOK 20020225 AS DOCUMENT NO. 01535 OF OFFICIAL RECORDS.

TOGETHER WITH THE SOUTH FORTY-FIVE (45) FEET OF LOT THREE (3) IN BLOCK NINE (9) OF BOULDER ADDITION TO THE CITY OF LAS VEGAS AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 52, IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.

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STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 162-03-110-131
b) _____
c) _____
d) _____

2. Type of Property:

- a) ☐ Vacant Land b) ☐ Sgl. Fam. Residence
c) ☐ Condo/twnhse d) ☐ 2-4 Plex
e) ☐ Apt. Bldg. f) ☒ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
☐ Other: _____

FOR RECORDER'S OPTIONAL USE ONLY

Document/Instrument No: _____

Book _____ Page _____

Date of Recording: _____

Notes: _____

3. a. Total Value/Sale Price of Property:
b. Deed in Lieu of Foreclosure Only (value of property)
c. Transfer Tax Value:
d. Real Property Transfer Tax Due:

\$ 3,850,000.00

\$ 3,850,000.00

\$ 0.00

4. IF EXEMPTION CLAIMED:

- a. Transfer Tax Exemption, per NRS 375.090, Section: #01 transfer from a parent co to a direct subsidiary
b. Explain Reason for Exemption: 1

5. Partial Interest: Percentage Being Transferred: 100.00%

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. **Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.**

Signature: [Signature] Capacity: Grantor
Signature: [Signature] Capacity: Grantee

SELLER (Grantor Information) Required	Buyer (Grantee Information) Required
Print Name: Main Street Investments III, LLC	Print Name: ALPINE BUILDING LLC
Address: 3773 Howard Hughes Parkway, Suite 500S	Address: 1000 North Green Valley Parkway, Suite 440-350
City: Las Vegas	City: Henderson
State: NV	State: NV
Zip: 89169	Zip: 89074

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: _____ Esc. #: N/A
Address: _____
City: _____ State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

23-0518
10/06/2023



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

MICHELE FIORE
Mayor Pro Tem

STAVROS S. ANTHONY
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

**DEVELOPMENT
SERVICES CENTER**

333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

3✓

S.✓

October 17, 2019

Main Street Investments III, LLC
3773 Howard Hughes Parkway, Suite #5005
Las Vegas, Nevada 89169

**RE: ABEYANCE ITEM - SUP-76230 [PRJ-76081] - SPECIAL USE
PERMIT
CITY COUNCIL MEETING OF OCTOBER 16, 2019**

Dear Applicant:

The City Council at a regular meeting held on October 16, 2019 voted to **APPROVE** a request for a Special Use Permit FOR A PROPOSED 3,720 SQUARE-FOOT MARIJUANA DISPENSARY USE at 1319 South Main Street (APN 162-03-110-131), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz) [PRJ-76081].

This approval is subject to the following conditions:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Marijuana Dispensary use.
2. This Special Use Permit shall be reviewed biennially concurrently with the associated business license, at which time the City Council may require the termination of the use. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the use be removed.
3. Approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

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4. All development shall be in conformance with the site plan and floor plan date stamped 05/07/19, except as amended by conditions herein. Any modification of the premises of a marijuana establishment shall be filed 60 days in advance of any proposed construction. A full and complete copy of all architectural and building plans shall be filed with the Director for a review of compliance with Title 6.95 and Title 19. The Director shall review the plans and approve any modifications in compliance with this chapter prior to the commencing of any construction of modifications.
5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
7. The presence of minors on the premises of a marijuana establishment is prohibited unless the minor is a qualified patient on the premises of a dispensary and is accompanied by his or her parent or legal guardian.
8. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displaying advertisement in the parking lot of the subject property without the appropriate permits.
9. Approval of this Special Use Permit does not constitute approval of a Marijuana Dispensary license.
10. A Marijuana Dispensary shall obtain all required approvals from the State of Nevada to operate such a facility prior to the Special Use Permit being exercised pursuant to LVMC 19.16.110.
11. This business shall operate in conformance to Chapter 6.95 of the City of Las Vegas Municipal Code.
12. Conformance to all regulations pertaining to a Marijuana establishment found within Nevada Revised Statute (NRS) 453A and 453D, and Nevada Administrative Code (NAC) 453A and 453D.

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Main Street Investments III, LLC
SUP-76230 [PRJ-76081] - Page Three
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13. There shall be no on-premise consumption (the use, smoking, ingestion or consumption of any marijuana, edible marijuana or marijuana infused product) on the licensed premises.
14. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on October 17, 2019.

Sincerely,



Robert Summerfield, AICP[®]
Director
Department of Planning

RTS:PL:clb

cc: Mr. Paul Murad
Metroplex Realty, LLC
930 South 3rd Street, Suite #400
Las Vegas, Nevada 89101

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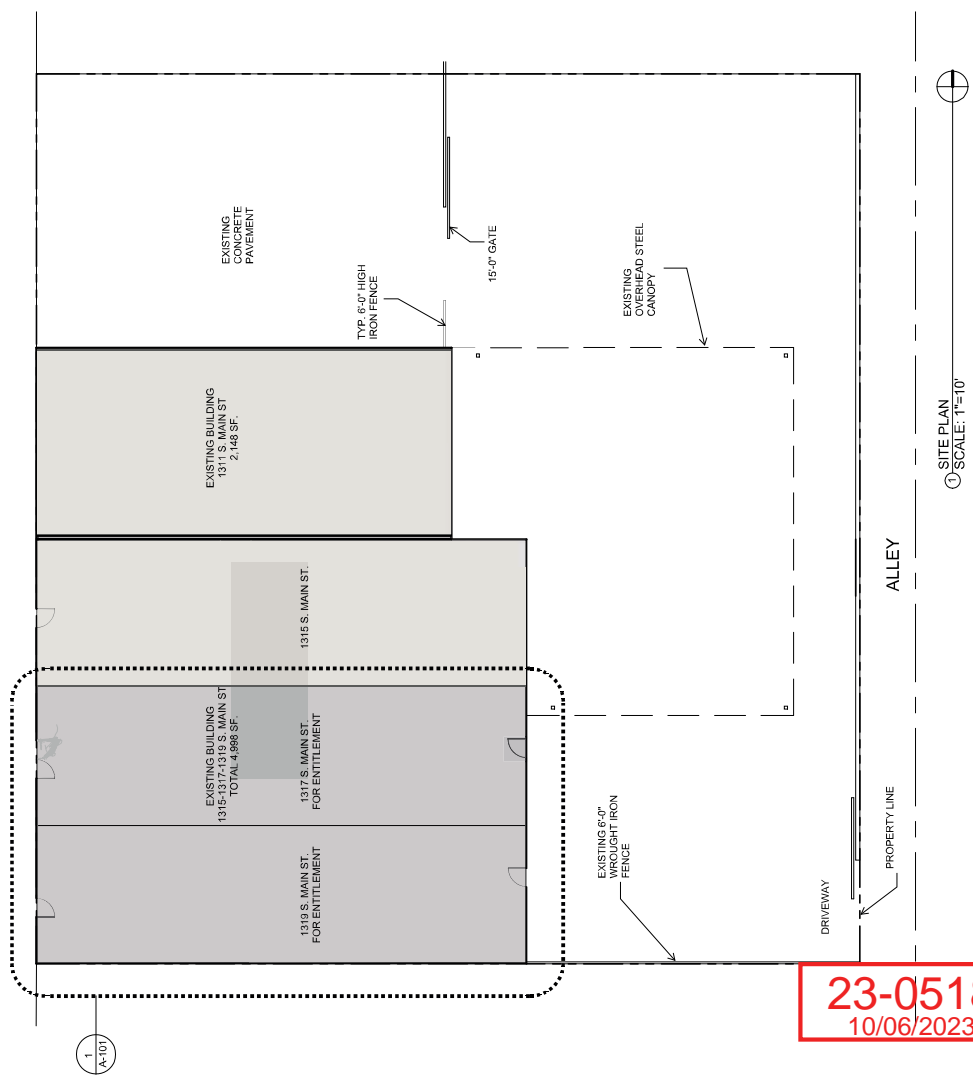
SHEET GENERAL NOTES

1. SUITE 1317 AND 1319 TO BE ENTITLED FOR DISPENSARY.

2.

3.

4.



MEDICAL AND RECREATIONAL MARIJUANA DISPENSARY PROXIMITY MAP	LOCATION: 1319 S MAIN STREET APN: 162-03-110-131 CITY OF LAS VEGAS, CLARK COUNTY, NEVADA
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James Todd Stovall PLS CFEs
5317 W. Craig Rd. ste. 120-C-346
Las Vegas, Nevada, 89130
(702) 419-3432
stovallsurvey@gmail.com

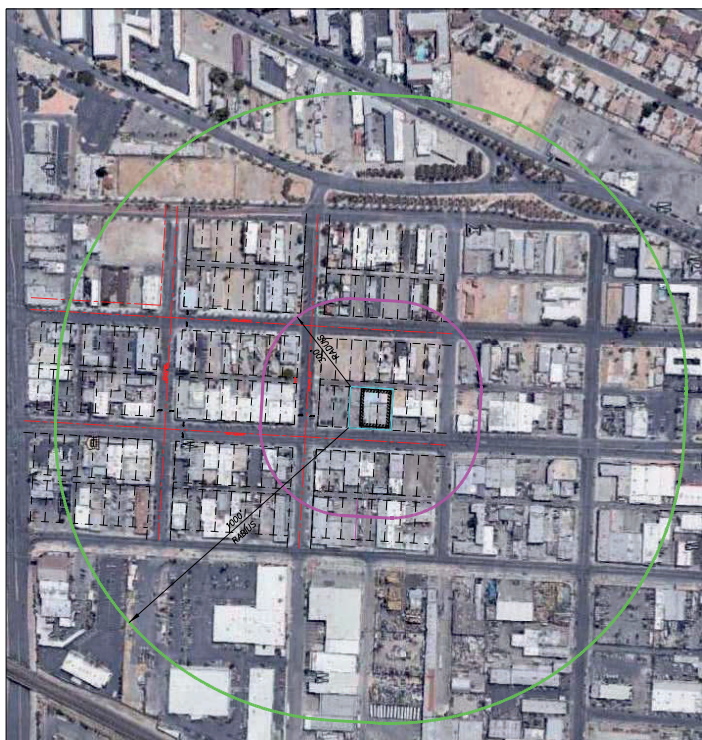
Licensed in Arizona, California, Nevada, Utah, Colorado and North Dakota

DRAWING FILE:	
DRAWN BY:	JTS
CHECKED BY:	JTS
JOB NO.:	019-024
SCALE:	1"=20'
DATE:	04/03/18



REVISIONS

REVISIONS		DATE	BY



LEGEND

PROPERTY LINE

EXISTING BUILDING - PROPOSED DISPENSARY

MRC - 1000" RADIUS

ARC - 300' RADIUS

CERTIFICATION

TO THE CITY OF LAS VEGAS
THIS MAP IS TO CERTIFY THAT THE BELOW INFORMATION IS BASED ON THE RADIO PROXIMITY
EQUIPMENTS OBTAINED IN THE CITY OF LAS VEGAS TITLE 19 CODE.
FURTHERMORE, ALL RESEARCH WAS BASED ON ITEMS IDENTIFIED IN CLARK COUNTY OPENWER INFO
MAPPER ONLINE. CLARK COUNTY BUSINESS LICENSE VERIFICATION SEARCHES AND VISUAL
INSPECTIONS OF THE AREA WITH THE SPECIFIED RADIO LIMITS.
THE FINDINGS ARE AS FOLLOWS:

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